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**37 SOMERFORD WAY, LONDON, SE16 6QN**

**FIRE STRATEGY**

**DOCUMENT D-002**

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## 1. INTRODUCTION

The property is a mid-terraced house spread over two floors. It is second from the end of the terrace.

The proposed works involves the construction of a loft extension and a single storey extension to the rear.

The information set out in the document will require the contractor, the client to meet compliance as set out by the appointed building control officer.

Section 3 of this document will address the following criteria as set out in the London Plan Policy D12 (A):

1. Information on space provisions for fire appliances and assembly points.
2. Information on passive and active safety measures.
3. Information and data on construction products and materials.
4. Information on means of escape and evacuation strategy.
5. Information on access and equipment for firefighting.

## 2. PROPOSED WORKS

The proposed works seeks to add an additional floor to create a dormer loft extension. In total there will be three levels. A proposed single storey extension will be added to the rear of the property to create and open plan kitchen diner. Two new staircases will be installed from ground to first and from first floor to the new loft floor.

The escape stair will serve as the primary means of escape and will be contained in a fire rated construction.

### 3. LONDON PLAN POLICY D12

#### 3.1 Information on space provisions for fire appliances and assembly points.

Fire brigade and equipment access will remain as existing. There is sufficient vehicular access around the front of the property and to the rear. Escape and assembly points would remain the same as existing.

Escape from the house will be from the front directly to Somerford Way and to the rear of the property via the garden.



FIGURE 1 – ACCESS & ASSEMBLY AREAS

### **3.2 Information on passive and active safety measures.**

There will be interlinked smoke detectors and alarms on all landings to each floor. The alarm will be Grade D2 with LD3 Coverage. There will be a heat detector within the kitchen and smoke alarm in the utility area.

Alarms are located centrally in rooms/ landings where possible. Alarms to be sited 300mm away from walls and light fittings – this is to ensure that they are away from any 'dead air' spaces that occur in corners and spaces where the airflow may be blocked

A protected fire route from ground floor to loft level will be created. New doors to be installed will be minimum FD30 fire rating. Doors to be installed with intumescent seal to frame and hung with minimum three hinges to be installed per door.

Intumescent Seals must be heat-sensitive, preventing the spread of fire and smoke by swelling when warmed; consequently, sealing the gap between door and frame.

### **3.3 In Information and data on construction products and materials.**

All new materials used to meet minimum 30-minute ratings. Doors sets to be FD30. Plasterboard in protected route to be 30-minute gypsum board or two layers of 12.5mm plasterboard to achieve 30 minutes. Dormer cheeks to be formed from fire retardant plywood to prevent spread of fire. Appointed building control inspector to review and approve materials and workmanship.

### **3.4 Information on means of escape and evacuation strategy.**

There is a protected route from the newly formed top floor down to first floor only. The interlinked smoke alarms will provide early warning and detection. The FD30 doors will contain the fire within the room to enable the protected corridor to remain sterile. .

### **3.5 Information on access and equipment for firefighting**

There is access front, side, and rear of the house. Refer to figure 1

Windows at first floor will provide means of access for assistance and egress for occupants. To the rear, the property is within easy reach of the arm of fire engineers extending ladder for wait and rescue which will reach over the garden.

#### **4. SUMMARY**

The design has been developed to be compliant with building regulations. The construction and installation will need to be checked by the appointed Building Control officer to ensure materials and workmanship has been carried out in accordance with the regulations.

All inspections and sign off needs to be checked by the Building Control Officer. The document outlines the minimum requirements, but client and appointed contractor can choose to exceed the minimum requirements.